

067.0

0004

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

689,100 / 689,100

USE VALUE:

689,100 / 689,100

ASSESSED:

689,100 / 689,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WINTHROP RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	MCKERSIE ROBERT B & NANCY C
Owner 2:	
Owner 3:	

Street 1: 197 JASON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARROLL HARRY J -

Owner 2: -

Street 1: 14 WINTHROP RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 9,029 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 1567 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9029		Sq. Ft.	Site		0	70.	0.61	12			Topo	-20					386,888						386,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		9029.000	302,200		386,900	689,100				
Total Card		0.207	302,200		386,900	689,100	Entered Lot Size			
Total Parcel		0.207	302,200		386,900	689,100	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	439.76	/Parcel: 439.7	Land Unit Type:			

## PREVIOUS ASSESSMENT

Parcel ID								
067.0-0004-0017.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	302,200	0	9,029.	386,900	689,100	689,100
2019	101	FV	240,500	0	9,029.	359,300	599,800	599,800
2018	101	FV	220,700	0	9,029.	359,300	580,000	580,000
2017	101	FV	220,700	0	9,029.	315,000	535,700	535,700
2016	101	FV	220,700	0	9,029.	287,400	508,100	508,100
2015	101	FV	215,400	0	9,029.	254,200	469,600	469,600
2014	101	FV	215,400	0	9,029.	240,400	455,800	455,800
2013	101	FV	215,400	0	9,029.	228,800	444,200	444,200

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
CARROLL HARRY J	55428-559		9/22/2010		484,900	No	No					
CARROLL HARRY J	39659-596		6/24/2003	Family		1	No	No				
CARROLL HARRY J	34651-337		1/24/2002	Family		1	No	No				
	10007-364		3/29/1962			No	No	N				

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018	1636	Re-Roof	9,795	C				
1/30/2018	108	Redo Kit	29,900	C				
7/19/1993	329	Manual	8,000				V/SIDING-ROOF	

## ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
12/11/2008	Meas/Inspect	189	PATRIOT
10/26/2000	Hearing N/C		
10/6/1999	Meas/Inspect	163	PATRIOT
7/29/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

